



THE PLANNING AND ZONING COMMISSION  
MEETS REGULARLY ON THE SECOND  
WEDNESDAY OF EACH MONTH

**Posting Information:**

DS Building 3250 E. Kino Ave

Posted: January 21, 2026

Time: 12 noon

By: Robie Crockett

**AGENDA & NOTICE OF HEARING  
MOHAVE COUNTY PLANNING AND ZONING COMMISSION  
FEBRUARY 11, 2026  
700 WEST BEALE STREET  
KINGMAN, ARIZONA  
10:00 AM**

**MEMBERS**

**District 1**

Eugene Kirkham  
Michael Bradshaw

**District 2**

Robert Arp  
John Hassett - Chair

**District 3**

Bruce Hubbard  
Melanie Martin

**District 4**

Cullin Pattillo  
Rex Ruge

**District 5**

Larry Morse  
LaJuana Gillette – Vice Chair

Pursuant to A.R.S. §38-431.02(H), the public will have physical access to the meeting place fifteen (15) minutes prior to the meeting.

Mohave County Planning and Zoning Commission members will attend in person or via telephone conference calls.

**Pledge of Allegiance**

**Roll Call**

**Announcements**

**Approval of Minutes**

Planning and Zoning Commission meetings are located in the Mohave County Administration Building. We ask persons attending the meetings to remember that the Administrative Building Campus is a tobacco-free area. Only bottled water, no food or soda, is allowed in the Auditorium where the meetings are held.

**THE PLANNING & ZONING COMMISSION MAY, BY MOTION, RECESS INTO EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE FROM THE BOARD'S ATTORNEY(S) ON ANY ITEM CONTAINED IN THIS AGENDA PURSUANT TO ARS 38-431.03 (A) (3).**

**REGULAR AGENDA**

**GOLDEN VALLEY AREA**

01. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/ Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division, in the Golden Valley vicinity (south of Florian Drive, west of Centennial Road), Mohave County, Arizona. **Joshua Miller**. MS
02. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a **REZONE** of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/ Ten Acre minimum lot size) zone to an A-R/7A and AR



(Agricultural Residential/ Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity (west of Adobe Road, north Bolsa Drive), Mohave County, Arizona. **Scott Lokken** VB

### MOHAVE COUNTY GENERAL AREA

03. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 351-09-024 from an A-R/36 Acre (Agricultural Residential/ Thirty Six Acre minimum lot size) zone to an A-R/10A & A-R/5A (Agricultural Residential/ Ten Acre and Five Acre minimum lot size) zone, to allow for a minor land division, in the Dolan Springs vicinity (north of Monterey Avenue, east of Eldon Road), Mohave County, Arizona. **Adrien Muya** JN (POSTPONED UNTIL THE APPLICANT COMPLIES WITH THE REQUESTED DOCUMENT)

### KINGMAN AREA

04. Evaluation of a request for an **AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN** from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a **REZONE** of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence, in the Kingman vicinity (north of Northern Avenue, east of Castle Rock Road), Mohave County, Arizona. **Crystal Anderson for Seitz 2024 TX-AZ Holdings LLC**. JN
05. Evaluation of a request for a **REZONE** of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage, in the Kingman vicinity (north of Northern Avenue, west of Castle Rock Road), Mohave County, Arizona. **Crystal Anderson for Seitz 2024 TX-AZ Holdings, LLC**. JN

### ARIZONA STRIP AREA

06. Evaluation of a request for a **PRELIMINARY PLAT** and **PETITIONS OF EXCEPTIONS** for Desert Springs Ranches, Tract 3540, a proposed subdivision of Assessor's Parcel No's: 402-32-195, 402-64-095, 104, 105, 107, and 109 in the Beaver Dam vicinity, Mohave County, Arizona. (POSTPONED TO MARCH PLANNING & ZONING MEETING)

### OTHER

07. Commissioners' comments – limited to announcements, availability/attendance at conferences and seminars, request for agenda items for future meetings, and reports from staff.
08. Call to the Public

*According to the Americans with Disabilities Act (ADA), Mohave County endeavors to ensure the accessibility of all its programs, facilities, and services to all persons with disabilities. If you need accommodation for this meeting, please contact the Development Services Department at (928) 757-0903, ext. 5816.*

Supporting documentation for agenda items may be reviewed by [CLICKING HERE](#) (PDF Reader required) or by visiting our office at 3250 E. Kino Avenue, Kingman, AZ 86409.

01. **Evaluation of a request for a REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to Rezone the above-described property as requested by Joshua Miller of Golden Valley, Arizona.

Assessor's Parcel No. 215-11-266 is described as Paradise Acres Unit 2 Lot 285, located in Township 20 North, Range 18 West, Section 27.

The site is approximately 2.07 acres and is located south of Florian Drive and west of Centennial Road. The site is accessed via U.S. Interstate 40, then westerly on Shinarump Drive, then southwest on Oatman Road, then south on Centennial Road approximately .31 miles to the intersection with Florian Drive and northeast corner of the lot.

The site has a septic system and is relatively flat with a small drainage across the northwest corner. The surrounding land uses consist of primarily vacant private land and scattered residential development.

The applicant requests this Rezone from an A-R/2A (Agricultural Residential/Two Acre minimum lot size) zone to an A-R (Agricultural Residential) zone to allow for a minor land division. The Mohave County General Plan designates this site as a Suburban Development Area.

The site is located within the Golden Valley Fire District. Electric service appears to be available in the area. Water and sewer services do not appear to be available. Centennial Road is unpaved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4850H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

**FINDINGS OF FACT:**

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. There do not appear to be any significant environmental features affecting the site.
- g. Electric service appears to be available. Water and sewer services do not appear to be available.



## **STAFF RECOMMENDATION:**

**Staff finds that the application is proper for consideration, subject to the following:**

1. The site will be Rezoned to an A-R (Agricultural Residential) zone.
2. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
3. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
4. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
5. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
6. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
7. Each parcel shall have legal access.
8. The applicable flood zone(s) shall be noted on the Parcel Plat.
9. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
10. The appropriate permits will be obtained prior to construction.
11. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

# REZONE APPLICATION

## Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? ☒ Yes ☐ No

## Property Information

Assessor Parcel Number: 215-11-266 Current Zoning: AR2 Parcel Size 2.07 Acres  
Legal Description:  
Paradise Acres Unit 2 Lot 285

Water Provider: Haul water Electric provider: Unisource Sewer provider: Septic  
Present use of property: Vacant

## Owner Information

Owner Name(must match current deed): Joshua Emil Estal Miller  
Mailing Address: 1825 S Aztec Rd. City: Golden Valley State: AZ Zip: 86413  
Phone number: [REDACTED] Email: [REDACTED]

## Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

## Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR1

Will all parcels comply with the minimum lot size requirements of the new zone? ☒ Yes ☐ No

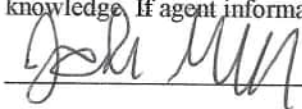
Does the new zone comply with the Mohave County General Plan? ☒ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

the most efficient use of the land.

## Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.

# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR2

to AR1 for the purpose of the most efficient use of the land.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at [Planners@Mohave.gov](mailto:Planners@Mohave.gov), or you can mail letters to the following address:

Mohave County Development Services Department  
3250 East Kino Avenue  
P.O. Box 7000  
Kingman AZ 86402-7000  
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:

Josh Miller

Assessor Parcel Number and Legal Description of proposed subject property: 215-11-266

Paradise Acres Unit 2 Lot 285



PREPARED BY  
Cindy Allen, AZCIDP No. 82000

AFTER RECORDING, MAIL TO:  
Joshua Miller  
3412 Mayer Rd  
Golden Valley AZ 86413

  
**FEE# 2025037415**

OFFICIAL RECORDS  
OF MOHAVE COUNTY  
LYDIA DURST,  
COUNTY RECORDER



07/30/2025 11:51 AM Fee: \$30.00

PAGE: 1 of 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, I, **Lindsay E. Miller**, a married man, the GRANTOR, DO HEREBY CONVEY TO:

**JOSHUA MILLER**, a married man as his sole and separate property (the GRANTEEES),

All of THE FOLLOWING described real property located in the County of Mohave, State of **Arizona**:

**PARADISE ACRES UNIT 2 LOT 285, T20N, R18W, SEC 27**

Parcel No: 215-11-266

**EXEMPT: per A.R.S. §11-1134-A7**

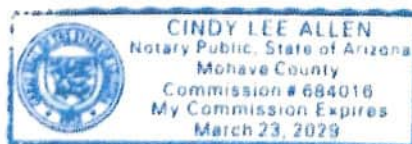
SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the GRANTOR does hereby bind herself to warrant and defend the title as against all acts of the GRANTOR herein and no other.

WITNESS my hand this 11 day of June, 2025.

  
**LINDSAY E. MILLER**

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MOHAVE )

On this 11 day of June, 2025, before me personally appeared, **LINDSAY E. MILLER**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above/attached document.



  
**NOTARY PUBLIC**

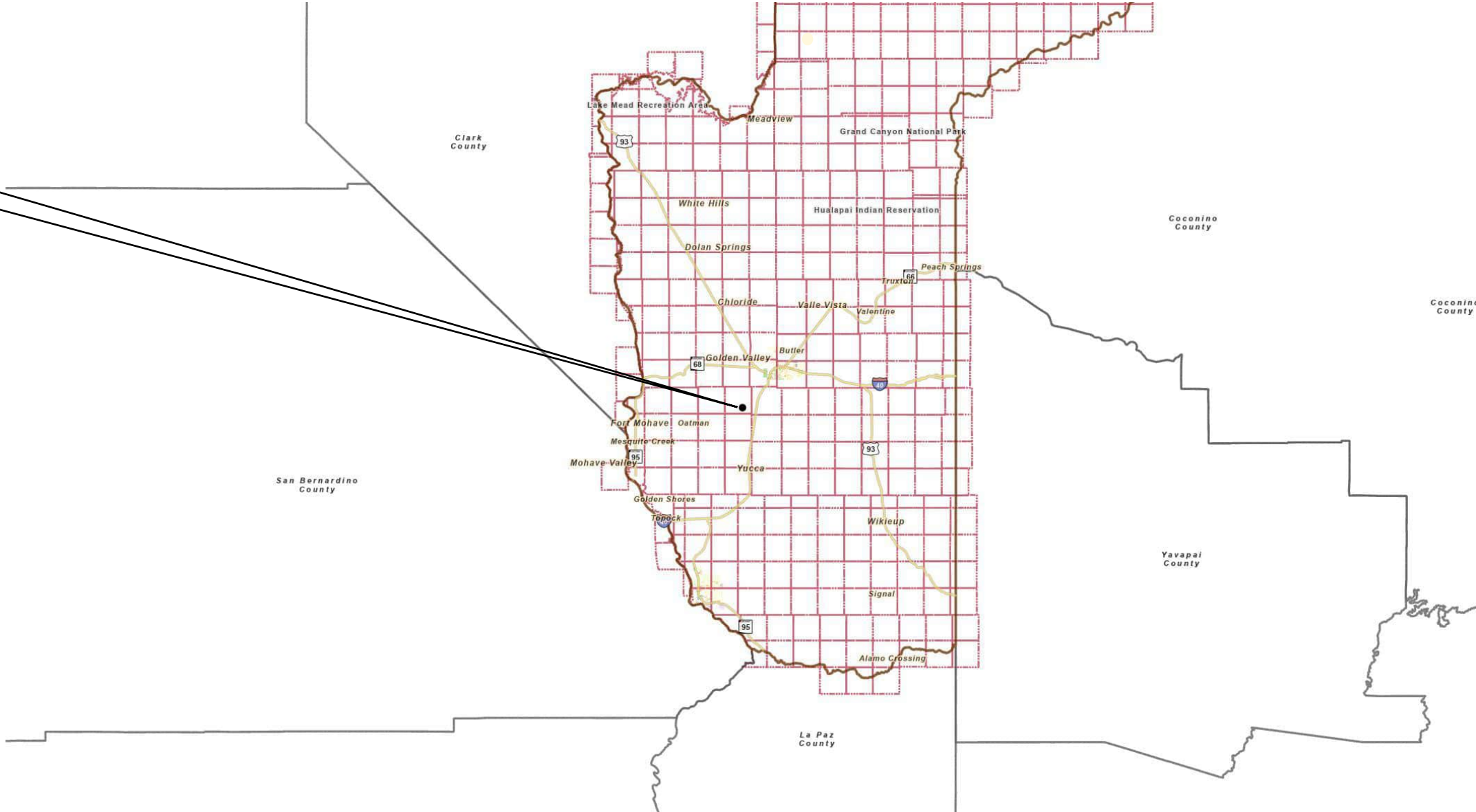
# REZONE 215-11-266

## GENERAL MAP

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27  
T 20 N, R 18 W

Subject  
Property



REZONE 215-11-266

VICINITY MAP

Section 27  
T 20 N, R 18 W

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.





# SITE MAP

**T 20 N, R 18 W**

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.



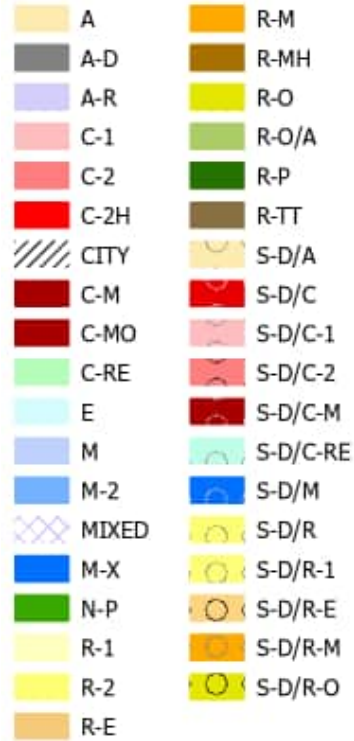


# REZONE 215-11-266

## ZONING MAP

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27  
T 20 N, R 18 W













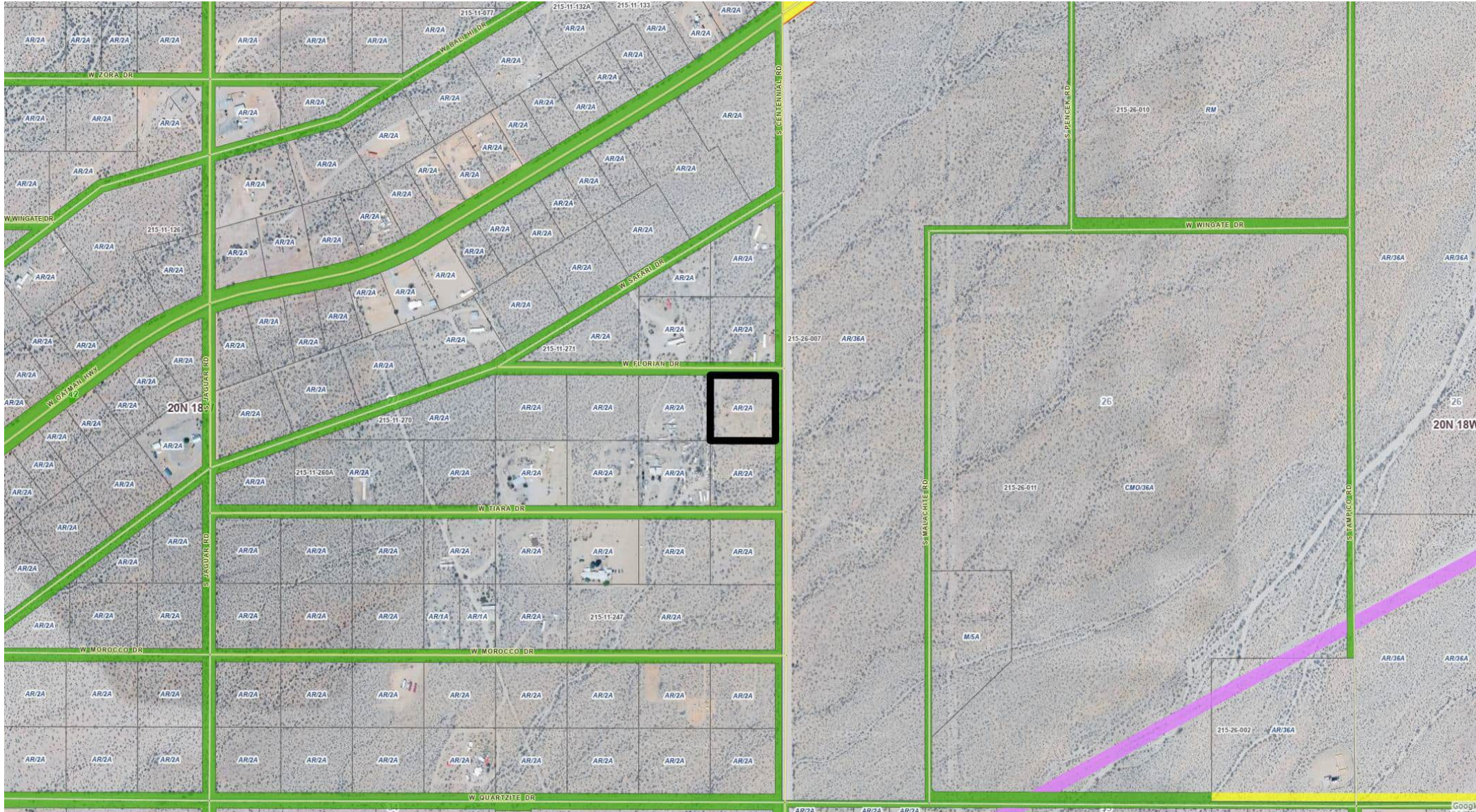
# REZONE 215-11-266

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27  
T 20 N, R 18 W

-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W





# REZONE 215-11-266 REQUEST

REZONE of Assessor's Parcel No. 215-11-266 from an A-R/2A (Agricultural Residential/Two Acre Minimum Lot Size) zone to an A-R (Agricultural Residential) zone, to allow for minor land division.

Section 27  
T 20 N, R 18 W





Centennial Rd

**ZONING  
NOTICE**

NOTICE TO THE PUBLIC  
The City of [illegible] is currently reviewing a proposed zoning change for the property located at [illegible] Centennial Rd, [illegible]. The proposed change is from [illegible] to [illegible]. The City is holding a public hearing on this matter on [illegible] at [illegible] o'clock [illegible]. The hearing will be held at the City of [illegible] Office, [illegible]. The public is invited to attend the hearing and provide input on the proposed change. The City will consider all input received and make a final decision on the proposed change. For more information, please contact the City of [illegible] at [illegible].



Florian Dr

**ZONING  
NOTICE**

NOTICE IS HEREBY GIVEN that the  
City of Phoenix, Arizona, is holding a  
public hearing on the proposed  
amendment to the City of Phoenix  
Zoning Ordinance, Chapter 18, Article 1,  
Section 18-1-01, to amend the  
Zoning Ordinance to allow for the  
construction of a new building on  
the property located at 11111 N. 19th  
Ave., Phoenix, Arizona 85021.



02. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation, and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A (Agricultural Residential/Seven Acre minimum lot size) zone and A-R (Agricultural Residential) zone, to allow for a minor land division, in the Golden Valley vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Scott Lokken of Golden Valley, Arizona.

Assessor's Parcel No. 306-24-007A is described as Sun West Acres Tr 1027 Lot 7 not including the South ½, Section 21, Township 21 North, Range 18 West.

The site is approximately 10.17 acres and is located north of Bolsa Drive and west of Adobe Road. The site is accessed from State Highway 68, south on Aztec Road, west on Redwall Drive, south on Adobe Road, approximately 0.73 miles to northeast corner of site.

The site appears to have a single-family home, accessory structures and RV's. The terrain appears relatively flat. There is a natural wash that runs north to south. The surrounding land uses consists of vacant land and scattered residences.

The applicant requests this

1. Amendment to the Mohave County General Plan from a Rural Development Area land use designation to a Suburban Development Area land use designation, and this
2. Rezone from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone, to an A-R/7A (Agricultural Residential/Seven Acre minimum lot size) zone and an A-R (Agricultural Residential) zone to allow for a minor land division as shown in Exhibit A.

The site is within Golden Valley Fire District. Electric service appears to be available. Water and sewer service does not appear to be available. Adobe Road near site is not paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4529H indicates the parcel described to be in Zones AE, AO and AE Floodway, all Flood Hazard Areas and approximately 2 acres on the eastern part of the parcel to be in Zone X, not in the Special Flood Hazard Area.

## **FINDINGS OF FACT:**

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan as amended by this item.
- c. The site appears adequate for the intended action.

- d. The neighboring area contains other zoning and densities similar to the above-proposed action.
- e. The site appears to have legal access via unpaved roads.
- f. The flood hazard areas and natural wash are environmental features affecting the site.
- g. Electric service appears to be available. Sewer and water services do not appear to be available.

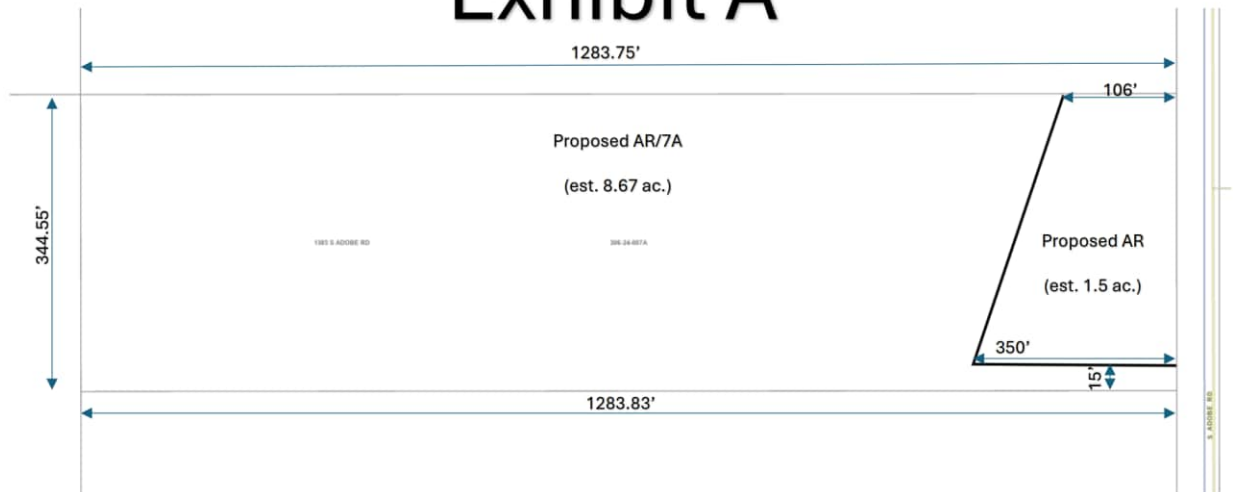
## **STAFF RECOMMENDATION**

**Staff finds that the application is proper for consideration, subject to the following:**

1. The Mohave County General Plan will be amended to Suburban Development Area and Rural Development Area.
2. The site will be rezoned to A-R/7A (Agricultural Residential/Seven Acre minimum lot size) zone and A-R (Agricultural Residential) zone.
3. The submittal and recordation of a Parcel Plat prepared in accordance with Chapter 7, Minor Land Divisions, of the Mohave County Land Division Regulations, and 102.01-03 of the Standard Specifications and Details is required.
4. The gross acreage of the parent parcels and the total acreage of the resulting proposed parcels may differ, as the number of parcels, their configuration, and the possibility of the need for roadway easements and /or dedications will not ultimately be known until the approval and recordation of a parcel plat for this property. Each parcel shall meet or exceed its respective acreage, exclusive of roadways.
5. This conditional approval does not guarantee the applicant the number of parcels proposed, nor relieve them, nor the County from their obligations to comply with applicable state statutes and county regulations as a part of this land division. The number of parcels created in conjunction with this rezone may need to be reduced to be considered a minor land division. As a part of the review of this application and the subsequent parcel plat, Mohave County will determine if the resulting division would constitute a subdivision action, a common plan, or a case of acting in concert with other parties and may prescribe a course of processing consistent with Mohave County Land Division Regulations.
6. Roadway rights-of-way/easements shall be dedicated/granted as necessary to provide legal access to all parcels. Said rights-of-way/easements may be public or private. Any rights-of-way/easements dedicated/granted to the County shall be accepted by the Board of Supervisors. Mohave County Public Works will review the right-of-way/easement requirements with the Surveyor of Record prior to or during the Parcel Plat submittal.
7. All public easements granted and rights-of-way dedicated and shown on the Parcel Plat will be accepted by the Board of Supervisors upon Parcel Plat recordation.
8. Each parcel shall have legal access.
9. The applicable flood zone(s) shall be noted on the Parcel Plat.

10. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
11. The appropriate permits will be obtained prior to construction.
12. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

## Exhibit A



# REZONE APPLICATION

## Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? ☒ Yes ☐ No

## Property Information

Assessor Parcel Number: 306-24-007A Current Zoning: A-R/10A Parcel Size 10.97 Acres

Legal Description:

SUN WEST ACRES TR 1027 LOT 7 NOT INCLUDING THE S 1/2 CONT 10.17 ACRES 306-24-007  
(306-24-007A & B) 2006 TAX ROLL

Water Provider: Water Haul Electric provider: Unisource Sewer provider: Septic

Present use of property: Residential Use

## Owner Information

Owner Name(must match current deed): Scott Lokken

Mailing Address: 5373 US Highway 68, Suite D34 City: Golden Valley State: AZ Zip: 86413

Phone number: [REDACTED]

Email: [REDACTED]

## Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

## Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: AR/7A and AR

Will all parcels comply with the minimum lot size requirements of the new zone? ☒ Yes ☐ No

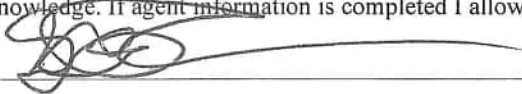
Does the new zone comply with the Mohave County General Plan? ☒ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

Minor land division to build smaller home on property.

## Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.



All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.



# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from A-R/10A  
to AR/7A & AR for the purpose of Minor land division to build smaller home on property.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at [Planners@Mohave.gov](mailto:Planners@Mohave.gov), or you can mail letters to the following address:

Mohave County Development Services Department  
3250 East Kino Avenue  
P.O. Box 7000  
Kingman AZ 86402-7000  
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,



Applicant / agent

Contact information:

[Redacted contact information]

Assessor Parcel Number and Legal Description of proposed subject property: 306-24-007A  
SUN WEST ACRES TR 1027 LOT 7 NOT INCLUDING THE S 1/2 CONT 10.17 ACRES 306-24-007  
(306-24-007A & B) 2006 TAX ROLL

# GENERAL PLAN AMENDMENT ADDENDUM

## Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for the Amendment of the General Plan:

Current General Plan: Rural Development Area

Proposed to be: Suburban Development Area

Describe how the change will benefit the county.

This change will benefit the county by allowing me to build a small home for my mother and her small cat.

List any public infrastructure and public services that are available or will be provided.

We are water haul, electric is Unisource, na for public sewer

Describe any change in the character of the surrounding neighborhood.

There will no change to the character of the neighborhood. There are other suburban development properties near this location.

Explain how the change is consistent with the goals and policies of the General Plan and any applicable area plan for which this property is involved.

No change other than the size to the property.

Explain the proposed change, changing events, or circumstances that make the amendment necessary.

This proposed change is going to allow my mother to build a smaller home for her to live in on the property and retire at. This amendment needs to take place for her to put the property into her name.

# Minor Plan Amendment Addendum

This addendum is to notify you of a request for a change to the Mohave County General Plan from  
Rural Development Area to Suburban Development Area

to accompany the requested rezone.



at the request of Pioneer Title Agency, Inc.

When recorded mail to  
**Scott London Lokken**  
**P.O Box 582**  
**Kanab, UT 84741**

02852863-TEV

**FEE# 2015022057**

OFFICIAL RECORDS OF MOHAVE COUNTY  
CAROL MEIER, COUNTY RECORDER

05/18/2015 08:43 AM Fee \$11.00

PAGE: 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 306-24-007A

## WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,  
Monte L. Smith and Connie Smith, Husband and Wife, as Joint Tenants with Right of Survivorship  
do/does hereby convey to

Scott London Lokken, A Married Man, as his Sole and Separate Property

the following real property situated in Mohave County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

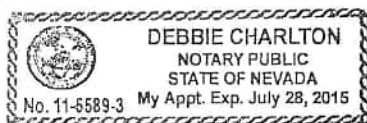
DATED: May 11, 2015

Monte L. Smith  
Monte L. Smith

Connie Smith  
Connie Smith

State of Nevada }  
County of Carson } ss.

The foregoing instrument was acknowledged before me this 11 day of May, 2015, by  
Monte L. Smith and Connie Smith.



Debbie Charlton  
NOTARY PUBLIC  
My commission expires:

Exhibit A

LOT 7, SUN WEST ACRES, TRACT 1027, according to the plat of record in the office of the County Recorder of Mohave County, Arizona, recorded June 9, 1966, at Fee No. 8778.

EXCEPT the South half of said lot.

EXCEPT all oil, gas, coal, and minerals as set forth in instrument recorded in Book 92 of Deeds, Page 166.



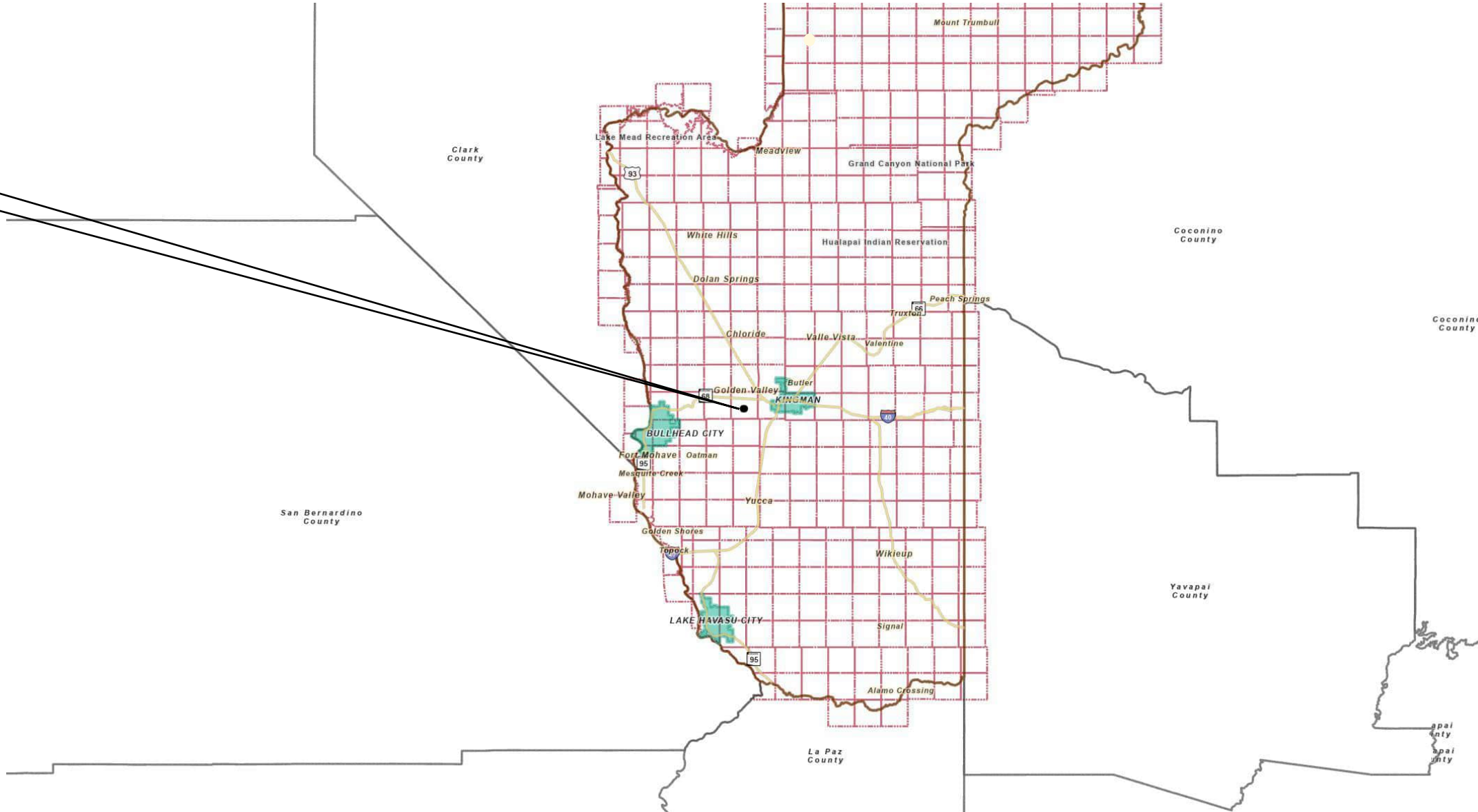
# GENERAL PLAN AMENDMENT & REZONE 306-24-007A

## GENERAL MAP

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.

Section 21  
T 21 N, R 18W

Subject  
Property



# GENERAL PLAN AMENDMENT & REZONE 306-24-007A

## VICINITY MAP

Section 21  
T 21 N, R 18W



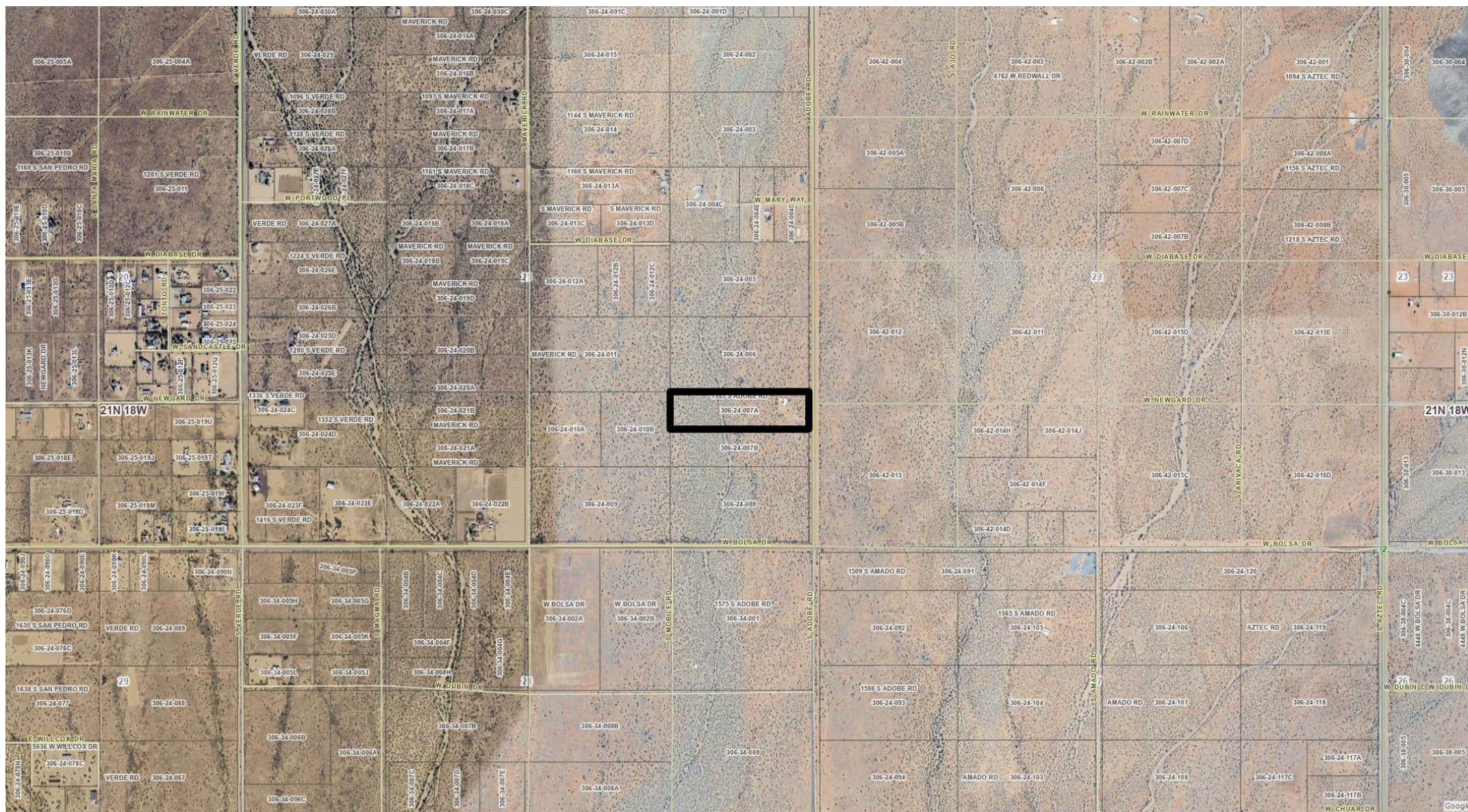
AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.



# SITE MAP

Section 21  
T 21 N, R 18W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.





# GENERAL PLAN MAP

Section 21  
T 21 N, R 18W

- 



# ZONING MAP

Section 21  
T 21 N, R 18W

- |       |          |
|-------|----------|
| A     | R-M      |
| A-D   | R-MH     |
| A-R   | R-O      |
| C-1   | R-O/A    |
| C-2   | R-P      |
| C-2H  | R-TT     |
| CITY  | S-D/A    |
| C-M   | S-D/C    |
| C-MO  | S-D/C-1  |
| C-RE  | S-D/C-2  |
| E     | S-D/C-M  |
| M     | S-D/C-RE |
| M-2   | S-D/M    |
| MIXED | S-D/R    |
| M-X   | S-D/R-1  |
| N-P   | S-D/R-E  |
| R-1   | S-D/R-M  |
| R-2   | S-D/R-O  |
| R-E   |          |













GENERAL PLAN AMENDMENT & REZONE 306-24-007A

# RIGHT OF WAY MAP

Section 21  
T 21 N, R 18W

- |   |                      |
|---|----------------------|
|  | Drainage             |
|  | Utility              |
|  | Public               |
|  | Not Perfected        |
|  | RS 2477              |
|  | Further Research Req |
|  | Not Public           |
|  | No R/W               |



AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.



# GENERAL PLAN AMENDMENT & REZONE 306-24-007A REQUEST

Section 21  
T 21 N, R 18W

AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Rural Development Area land use designation to a Suburban Development Area land use designation and a REZONE of Assessor's Parcel No. 306-24-007A from an A-R/10A (Agricultural Residential/Ten Acre minimum lot size) zone to an A-R/7A and AR (Agricultural Residential/Seven acre minimum lot size and Agricultural Residential) zone, to allow for a minor land division.





# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, February 11, 2020, at 10:00 A.M.

For the purpose of a review by the Commission of the proposed rezoning of the property located at 700 W. Beale Street, Kingman, Arizona, from its present zoning of R-1 to R-2, the Commission is hereby notified that the property owner, [Name], has requested that the Commission consider the proposed rezoning of the property.

Any person who desires to speak at the hearing should contact the Planning and Zoning Commission at least 48 hours prior to the hearing.



# ZONING NOTICE

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, on the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, February 11, 2026, at 10:00 A.M.

**AN ORDINANCE**  
to amend a map for an AMENDMENT TO THE UNLAWFUL GENERAL BULK ZONING DISTRICT, which was adopted by the Planning and Zoning Commission of Mohave County, Arizona, on January 15, 2025, to amend the map to include the following property: 10000 N. 10th Street, Kingman, Arizona, 86401, to be rezoned from Unlawful General Bulk Zoning District to Unlawful General Bulk Zoning District, which was adopted by the Planning and Zoning Commission of Mohave County, Arizona, on January 15, 2025.

FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT 700 W. BEALE STREET, KINGMAN, ARIZONA 86401. PHONE: 937-296-1234. FAX: 937-296-1235. EMAIL: [planning@moHAVECOUNTY.COM](mailto:planning@moHAVECOUNTY.COM)



**\*\* ITEM 3 HAS BEEN POSTPONED UNTIL THE APPLICANT COMPLIES WITH THE REQUESTED  
DOCUMENT \*\***

04. **Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a Neighborhood Commercial land use designation to a General Commercial land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a SD/C (Special Development/Commercial) zone, to allow for open lot storage and a residence in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to:

1. Amend the Mohave County General Plan; and
2. Rezone the above-described property as requested by Crystal Anderson, on behalf of Seitz 2024 TX-AZ Holdings LLC of Kingman, Arizona.

Assessor's Parcel No. 324-03-639F is described as Parcel 2 as shown on Record of Survey 14-38, located in Section 28, Township 22 North, Range 16 West.

The site is approximately .84 acres and is located north of Northern Avenue and west of Marilyn Drive. The site is accessed from U.S. Route 66, then north on Diagonal Way approximately .78 miles to the site.

The site appears to contain a single family residence and a storage yard. This item is intended to bring the property into compliance with the Zoning Ordinance. The terrain appears flat. The surrounding land uses consists of commercial sites, vacant land and single family residences.

The applicant requests this:

1. Amendment to the Mohave County General Plan from a Neighborhood Commercial land use designation to a General Commercial land use designation, and this
2. Rezone from an A-R (Agricultural Residential) zone to a SD/C (Special Development/Commercial) zone to allow for a storage facility and a residence.

The site is within Northern Arizona Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Northern Avenue is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4313H indicates the parcel described to be in Zone X, not in the Special Flood Hazard Area.

## **FINDINGS OF FACT:**

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan as amended by this item.
- c. The site appears adequate for the intended action.
- d. The neighboring area does not contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There are no environmental features affecting the site.



- g. Electric and water services appear to be available. Sewer services do not appear to be available.

**STAFF RECOMMENDATION:**

**Staff finds that the application is proper for consideration, subject to the following:**

1. The Mohave County General Plan shall be amended to a General Commercial land use designation.
2. The site will be rezoned to SD/C (Special Development/Commercial). This will allow for all of the uses in C-MO (Commercial Manufacturing/Open Lot Storage) zone with the addition of allowing for a single family residence.
3. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
4. The appropriate permits will be obtained prior to construction.
5. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
6. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

# REZONE APPLICATION

## Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? ☒ Yes ☐ No

## Property Information

Assessor Parcel Number: 324-03-639F Current Zoning: AR Parcel Size .84 Acres

### Legal Description:

PAR 2 PER R/S 14/38 REC 8/8/96 NO 96-43704 EXCEPT COM AT SW COR SEC 28; TH E ALG S LN 40.00' TO POB; TH E 310.00' TO W LN OF MARILYN DR; TH N ALG W LN OF MARILYN DR 10.00'; TH W 75.00'; TH N 78DEG 41'31 W 51.00'; TH W 165.00' TO BEG OF TAN CURVE CONCAVE NE; TH NWLY C/A=89DEG 58'31& R=20.00' 31.41' TO E LN OF CASTLE ROCK RD; TH S 00DEG

Water Provider: City of Kingman Electric provider: Unisource Sewer provider: Septic

Present use of property: Storage yard.

## Owner Information

Owner Name(must match current deed): SEITZ 2024 TX-AZ HOLDINGS LLC

Mailing Address: 3893 N PAINTED TRL City: Kingman State: AZ Zip: 86401

Phone number: [REDACTED] Email: [REDACTED]

## Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Crystal Anderson

Mailing Address: 2080 N Clack Canyon Rd City: Kingman State: Az Zip:

Phone number: [REDACTED] Email: [REDACTED]

## Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: SD/C

Will all parcels comply with the minimum lot size requirements of the new zone? ☒ Yes ☐ No

Does the new zone comply with the Mohave County General Plan? ☐ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

Open Lot Storage and a residence

## Authorization

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed allow them to act on my behalf regarding this application.

X George R Seitz

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.



# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from AR  
to SD/C for the purpose of Open Lot Storage and a residence.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at [Planners@Mohave.gov](mailto:Planners@Mohave.gov), or you can mail letters to the following address:

Mohave County Development Services Department  
3250 East Kino Avenue  
P.O. Box 7000  
Kingman AZ 86402-7000  
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

  
Applicant / agent

Contact information:

[Redacted contact information]

Assessor Parcel Number and Legal Description of proposed subject property: 324-03-639F

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Maintained Rds / County Routes:
  - AcquireRW
  - Unsurfaced
  - Surfaced
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Zoning (Vested Only)
- Land Use General Plan Groups:
  - Alternative Energy
  - Commercial Recreation
  - General Commercial
  - Heavy Industrial
  - High Density Residential
  - Light Industrial
  - Low Density Residential
  - Medium Density Residential
  - Neighborhood Commercial
  - Public Facilities
  - Public Lands
  - Public Park
  - Rural Development Area

1:2,013



0 167.7 335.5 Feet

(approximate scale)

Map Created: 12/4/2025

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

**Notes:**



**RECORDING REQUESTED BY:**

Chicago Title Agency, Inc., an AZ corporation  
2699 E. Andy Devine Ave.  
Kingman, AZ 86401

**WHEN RECORDED MAIL TO:**

Gregory Kirk Seitz  
Seitz 2024 TX-AZ Holdings, LLC, a Delaware limited  
liability company  
3893 N. Painted Trail  
Kingman, AZ 86401

**FEE# 2024046890**

OFFICIAL RECORDS OF MOHAVE COUNTY  
LYDIA DURST, COUNTY RECORDER

09/19/2024 01:36 PM Fee \$30.00

PAGE: 1 of 3

**Escrow No.:** CTM24076275DD

Space above this line for Recorder's Use

**WARRANTY DEED-Exempt B7**

For the consideration of Ten And No/100 Dollars (\$10.00), and other valuable considerations,

**The Michael G. Seitz, Trustee of the Seitz Trust, dated September 14,1993**

does hereby convey to

**Seitz 2024 TX-AZ Holdings, LLC, a Delaware limited liability company**

the following real property situated in County of Mohave, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 2, 2024

The Michael G. Seitz Trustee of the Seitz Trust, dated September 14,1993

BY: Michael G. Seitz  
Michael G. Seitz, Trustee

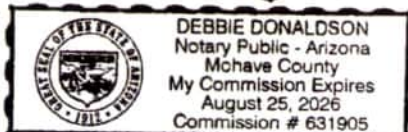
State of ARIZONA

County of MOHAVE

This instrument was acknowledged before me on this 17<sup>th</sup> day of Sept, 2024, by The Michael G. Seitz, Trustee of the Seitz Trust, dated September 14,1993.

Debbie Donaldson  
Notary Public  
My Commission Expires: 8/25/26

[SEAL]



Deed (Warranty)  
AZD1053.doc / Updated: 04.11.23

Page 1

Printed: 06.03.24 @ 05:17 PM by D  
AZ-CT-FWMV-01085.048827-CTM24076275

**BENEFICIARY'S STATEMENT**  
(continued)

Name: Michael G. Seitz  
Address: 3893 N. Painted Trail Kingman, AZ 86409  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_



**EXHIBIT "A"**

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel 2, as shown on RECORD OF SURVEY PLAT, recorded August 8, 1996, in Book 14 of Records of Surveys, page 38 and being a portion of the Southwest quarter of Section 28, Township 22 North, Range 16 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona.

EXCEPT therefrom that portion deeded to Mohave County and more fully described in Book 3006 of Official Records, Page 386; and

EXCEPT therefrom, all coal, oil, gas and mineral deposits as reserved in instrument recorded in Book 143 of Deeds, page 227.

Assessor Parcel No: 324-03-639F

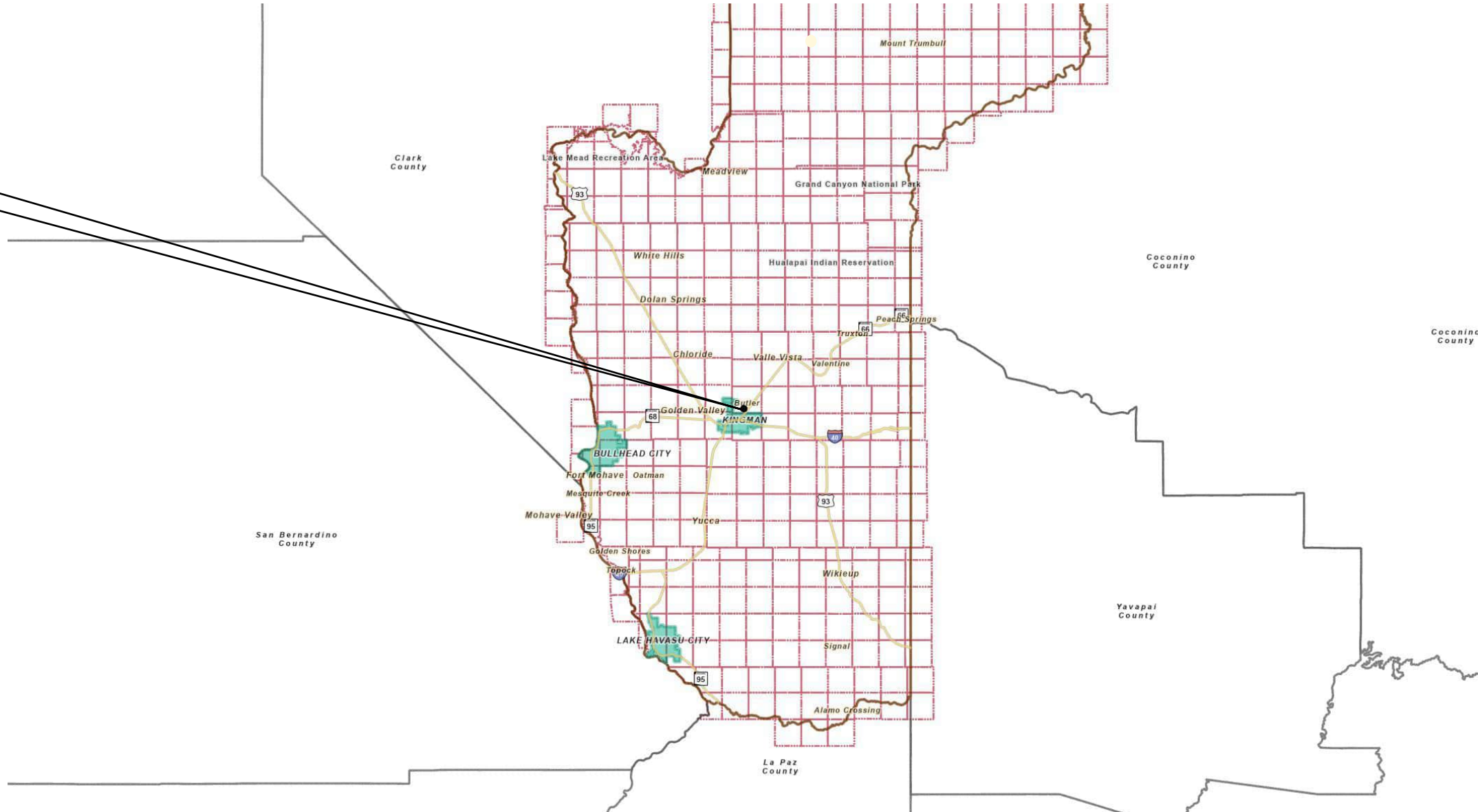
# GENERAL PLAN AMENDMENT & REZONE 324-03-639F

## GENERAL MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

Section 28  
T 22 N, R 16W

Subject  
Property



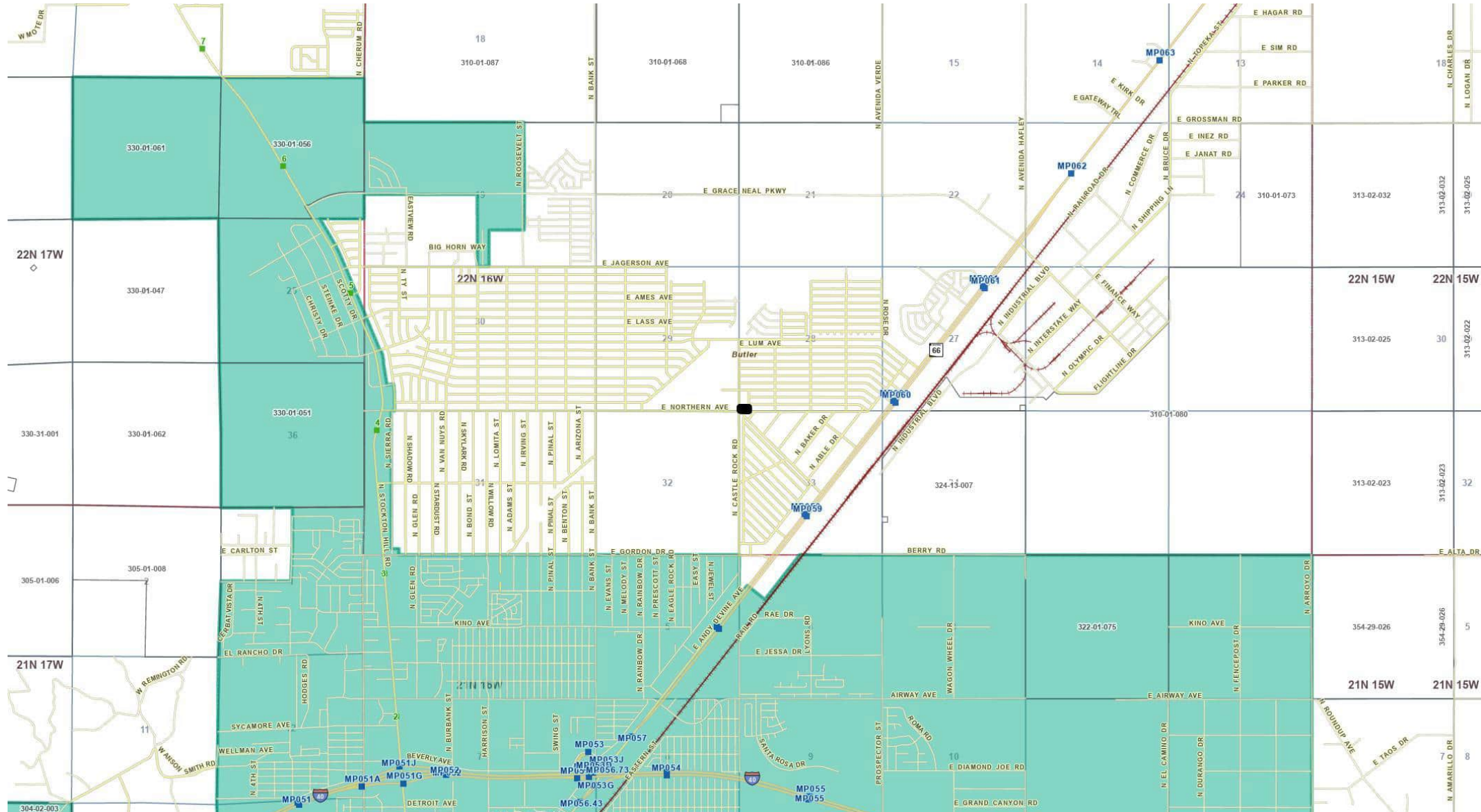


# GENERAL PLAN AMENDMENT & REZONE 324-03-639F

## VICINITY MAP

Section 28  
T 22 N, R 16W

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.



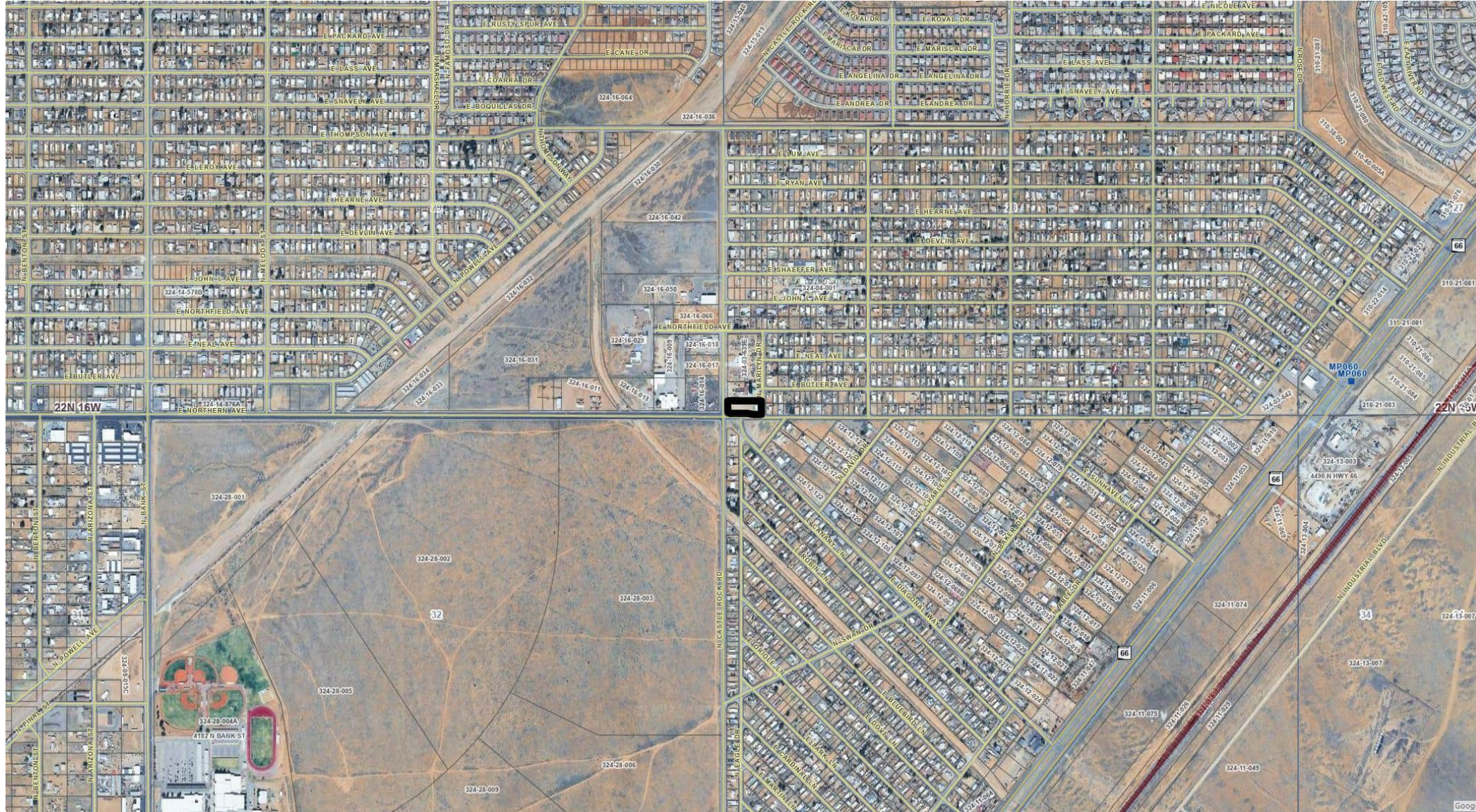


# GENERAL PLAN AMENDMENT & REZONE 324-03-639F

## SITE MAP

Section 28  
T 22 N, R 16W

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.










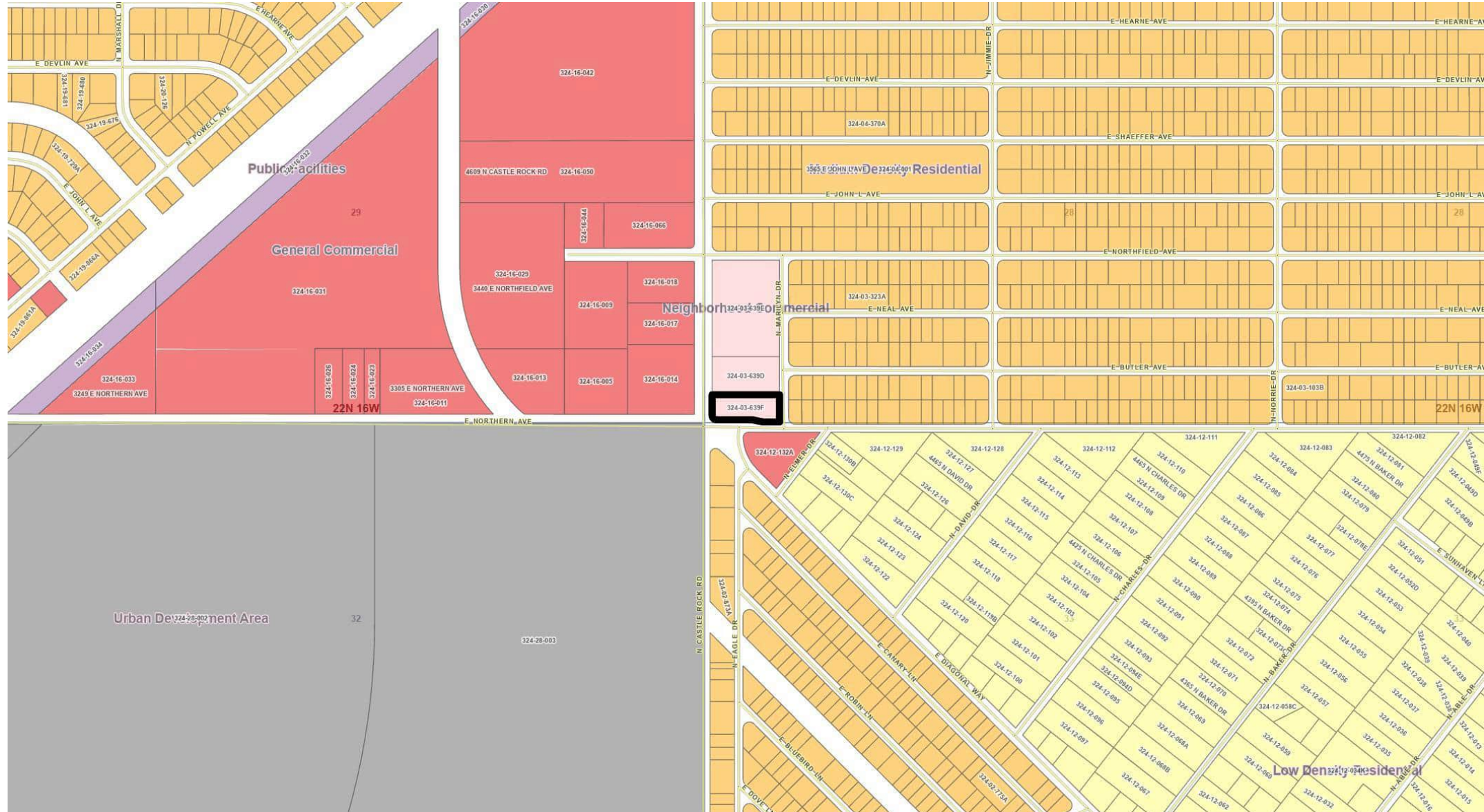
# GENERAL PLAN AMENDMENT & REZONE 324-03-639F

## GENERAL PLAN MAP

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### Section 28 T 22 N, R 16W

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Light Industrial/PUD
-  Low Density Residential
-  Medium Density Resid/PUD
-  Medium Density Residential
-  Neighborhood Commercial
-  Public Facilities
-  Public Lands
-  Public Parks
-  Rural Development Area
-  Rural Industrial
-  Rural Residential
-  Suburban Development Area
-  Suburban Estates
-  Suburban Residential
-  Urban Development Area





# ZONING MAP

Section 28  
T 22 N, R 16W

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.












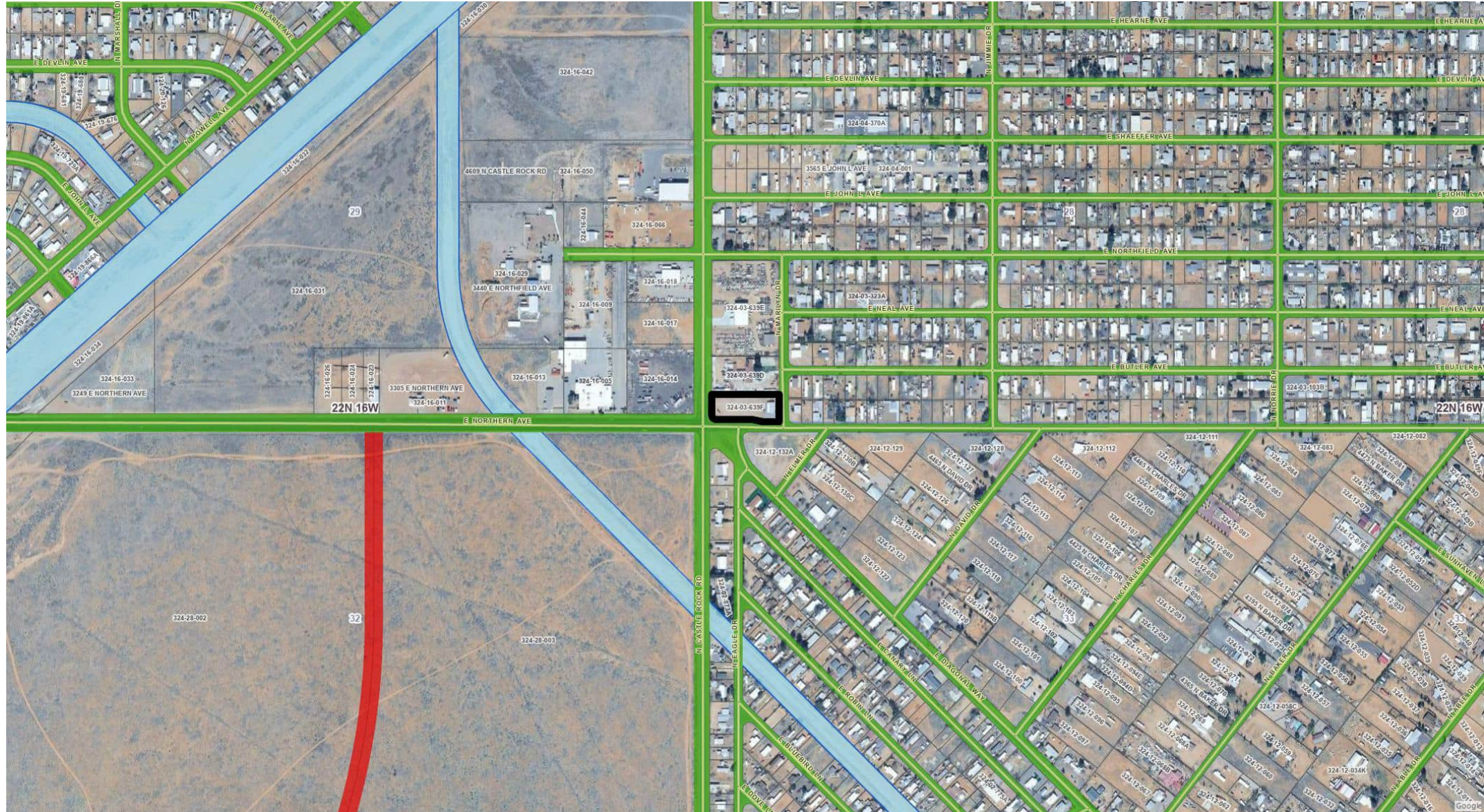
# GENERAL PLAN AMENDMENT & REZONE 324-03-639F

## RIGHT OF WAY MAP

Evaluation of a request for an AMENDMENT TO THE MOHAVE COUNTY GENERAL PLAN from a NC (Neighborhood Commercial) land use designation, to a GC (General Commercial) land use designation and a REZONE of Assessor's Parcel No. 324-03-639F from an A-R (Agricultural Residential) zone to a S-D/C (Special Development/ Commercial) zone, to allow for open lot storage and a residence.

Section 28  
T 22 N, R 16 W

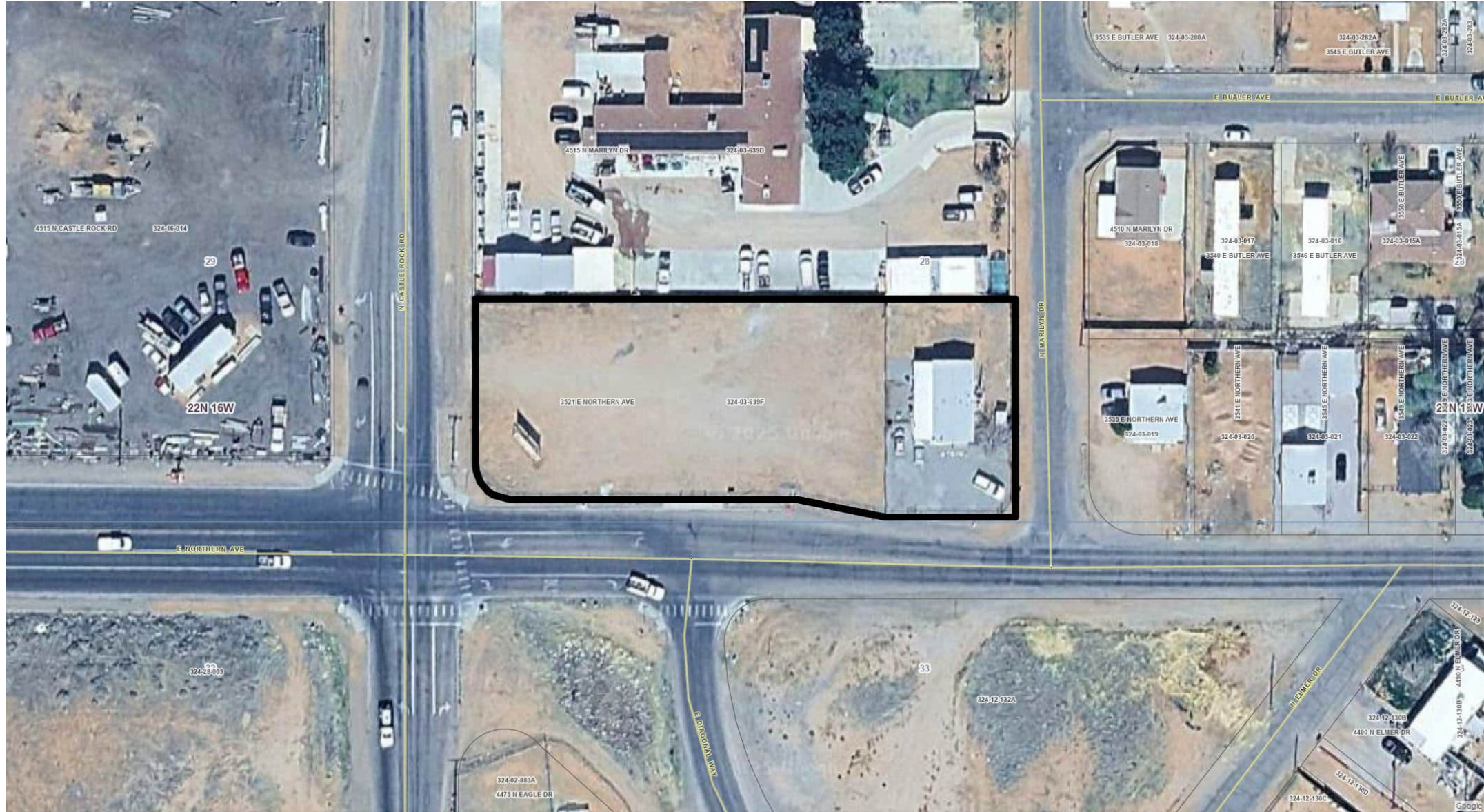
-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W





Section 28  
T 22 N, R 16W

The seal of Mohave County, Arizona, is a circular emblem. It features a central illustration of a bison standing in a landscape with mountains and a river. The words "SEAL OF MOHAVE COUNTY ARIZONA" are inscribed around the perimeter of the seal. Below the bison, the year "1864" is visible. The seal is set against a background of a compass rose with the cardinal directions N, S, E, and W marked.





**Rent-A-Dad LLC**  
GRAVEL SPREADING / BRUSH CLEARING & DEMO  
**928-385-3381**  
LICENSED, BONDED & INSURED ROC# 355256

**I NEED A MIRACLE!!!**  
**DO YOU?**   
**LET'S PRAY TOGETHER...**  
Pray1stArmy.Org Pray1stArmy.Org Pray1stArmy.Org



**JD SQUARED CONSTRUCTION LLC**

**928-550-3059**

ROC#351643

**ZONING  
NOTICE**

City of Phoenix  
Department of Planning and Community Development  
Zoning Division  
1100 North Central Avenue, Suite 200  
Phoenix, AZ 85004  
(602) 350-2200  
www.phoenix.gov/zoning



**NOTICE IS HEREBY GIVEN** that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Boale Street, Kingman, Arizona, on Wednesday, February 11, 2026, at 10:00 A.M.**

**AGENDA:**  
 1. Approval of a proposed final EIR for the  
 2. **ADDITIONAL AGENDA:** If any

**NOTICE IS HEREBY GIVEN** that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona at the regular meeting room of the Commission, **700 W. Boale Street, Kingman, Arizona, on Wednesday, February 11, 2026, at 10:00 A.M.**

**AGENDA:**  
 1. Approval of a proposed final EIR for the  
 2. **ADDITIONAL AGENDA:** If any



05. **Evaluation of a request for a REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing/Open Lot Storage) zone, to allow for open lot storage in the Kingman vicinity, Mohave County, Arizona.**

This evaluation is to determine whether approval should be granted to rezone the above-described property, as requested by Crystal Anderson, on behalf of Seitz 2024 TX-AZ Holdings LLC of Kingman, Arizona.

Assessor's Parcel No. 324-16-011 is described as SE1/4, SE1/4, SW1/4, located in Section 29, Township 22 North, Range 16 West.

The site is approximately 2.86 acres and is located north of Northern Avenue. The site is accessed from U.S. Route 66, then north on Diagonal Way, then west on Northern Avenue approximately .21 miles to the site.

The site appears to have a shed company on site. The terrain appears flat. The surrounding land uses consists of commercial sites and vacant land.

The applicant requests this rezone from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing – Open Lot Storage) zone to allow for open lot storage. The Mohave County General Plan designates this site as General Commercial.

The site is within Northern Arizona Fire District. Electric and water services appear to be available. Sewer services do not appear to be available. Northern Avenue is paved and is on the County's road maintenance system.

A review of FEMA FIRM Panel #04015C-4313H indicates the parcel described to be in Zone X (shaded), not in the Special Flood Hazard Area.

**FINDINGS OF FACT:**

The following described Findings of Fact are for the above-captioned item:

- a. All notices have been advertised and posted according to regulations.
- b. The proposed action and effect will comply with the Mohave County General Plan.
- c. The site appears adequate for the intended action.
- d. The neighboring area does contain other zoning and uses similar to the above-proposed action.
- e. The site appears to have legal access via paved roads.
- f. There are no environmental features affecting the site.
- g. Electric and water services appear to be available. Sewer services do not appear to be available.



**STAFF RECOMMENDATION:**

**Staff finds that the application is proper for consideration, subject to the following:**

1. The site will be rezoned to C-MO (Commercial Manufacturing – Open Lot Storage).
2. A site plan, prepared in accordance with Section 37.N (Site Plan Requirements), must be completed prior to the approval of permits and before establishing the use of the commercial lot. In addition, the applicant may be required to provide a view-obscuring fence, if required by Section 37.N of the Mohave County Zoning Ordinance, prior to establishing the use.
3. The appropriate permits will be obtained prior to construction.
4. All wastewater disposal systems must meet all current applicable State laws and/or local policies/ordinances. Depending on the type of facilities that are eventually built on these parcels and the amount of sewage flow, an alternative system may need to be designed.
5. The Rezone shall not become effective until at least thirty (30) days after final approval of the change in classification by the Board of Supervisors, as per A.R.S. 11-814.K.

# REZONE APPLICATION

## Inquiry Information

Have you contacted a representative from the Planning and Zoning Division of Mohave County Development Services prior to submitting this application? ☒ Yes ☐ No

## Property Information

Assessor Parcel Number: 324-16-011 Current Zoning: C2H /2A Parcel Size 2.86 Acres

Legal Description:

TH POR DESC AS: BEG AT A PTDIST N 42' & W 963.18' FR SE COR; TH W 520.41'; TH N 300'; TH E 334.23'; TH SELY 354.92' ALG CURVE TO RT, R=1004.92' TO P.O.B. CONT 2.86 AC M/L

Water Provider: City Electric provider: Unisource Sewer provider: Septic  
Present use of property: Vacant Was a shed company

## Owner Information

Owner Name(must match current deed): SEITZ 2024 TX-AZ HOLDINGS LLC ,  
Mailing Address: 3893 N PAINTED TRL City: Kingman State: AZ Zip: 86401  
Phone number: [REDACTED] Email: [REDACTED]

## Agent Information (to be completed if owner has appointed an agent to complete the application process)

Agent Name: Crystal Anderson  
Mailing Address: 2080 N Clack Canyon Rd. City: Kingman State: AZ Zip: 8640  
Phone number: [REDACTED] Email: [REDACTED]

## Request

I (we) hereby request that the Board of Supervisors set this matter for public hearing following evaluation by the Planning and Zoning Commission for rezoning:

Proposed to be: CMO

Will all parcels comply with the minimum lot size requirements of the new zone? ☐ Yes ☐ No

Does the new zone comply with the Mohave County General Plan? ☐ Yes ☐ No (if no complete the Plan Amendment Supplement)

For the purpose of:

Open Lot Storage

## Authorization

[Signature]

By signing below I certify I am the current property owner, concur with the request, and all the information is correct to the best of my knowledge. If agent information is completed I allow them to act on my behalf regarding this application.

All owners of record must sign. If property is owned by a commercial entity signing authority status must be provided.



# Rezone Notice of Hearing

Dear Property Owner:

This letter is to notify you of a request for a change of zone for the below – captioned property from C2H /2A  
to CMO for the purpose of Open Lot Storage.

The Mohave County Zoning Ordinance requires all property owners within 300 feet (1 mile for MX zoning requests) of the subject property be notified of this request. The enclosed vicinity map is included for your reference.

Arizona Revised Statutes § 11-814.D relating to County Zoning indicates that if twenty percent (20%) of the property owners by area and number within the zoning area (300 feet) file protests to the proposed change, the change shall not be made except by a three - quarters (3/4) vote of all members of the Board of Supervisors.

Protests to be included in the calculation MUST be: Filed in writing before noon the Friday prior to the Board of Supervisors hearing; clearly state opposition to the amendment or change; indicate the Assessor's Parcel Number or Address of the parcel(s) owned by the party filing the comment; filed by the property owner of the property within 300'. If there are multiple parties owning one property, a single filing by any member of the party is sufficient. Only one opposition per property will be counted.

Please email all comments to the planner assigned to the item at the email address located on the bottom of the enclosed *Notice of Planning and Zoning Commission Public Hearing* slip, to our general email at [Planners@Mohave.gov](mailto:Planners@Mohave.gov), or you can mail letters to the following address:

Mohave County Development Services Department  
3250 East Kino Avenue  
P.O. Box 7000  
Kingman AZ 86402-7000  
928-757-0903 Fax 928-757-3577

You may direct questions to the applicant, contact information below. Please direct all comments to Mohave County Development Services.

Sincerely,

  
Applicant / agent

Contact information:

3900 N Stockton Hill Rd  
Suite B # 319  
Kingman AZ 86409

Assessor Parcel Number and Legal Description of proposed subject property: 324-16-011

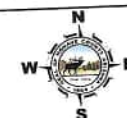
TH POR DESC AS: BEG AT A PT DIST N 42' & W 963.18' FR SE COR; TH W 520.41'; TH N 300';  
TH E 334.23'; TH SELY 354.92' ALG CURVE TO RT, R=1004.92' TO P.O.B. CONT 2.86 AC M/L



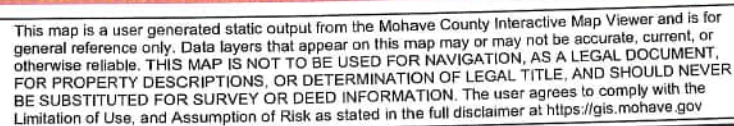
Street Intersection  
ADOT Mileposts  
COUNTY Mileposts  
■ Sign Post Exists  
● Calculated Measure  
Maintained Rds / County Routes  
■ Acquire/RW  
■ Unsurfaced  
■ Surfaced  
■ Highways  
■ Main Arterials  
■ Collectors  
■ Local  
■ Railroad  
■ Zoning (Vested Only)  
■ Land Use General Plan Group

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Commercial
-  Public Facilities
-  Public Lands
-  Public Park

1: 8,051



**Notes:**





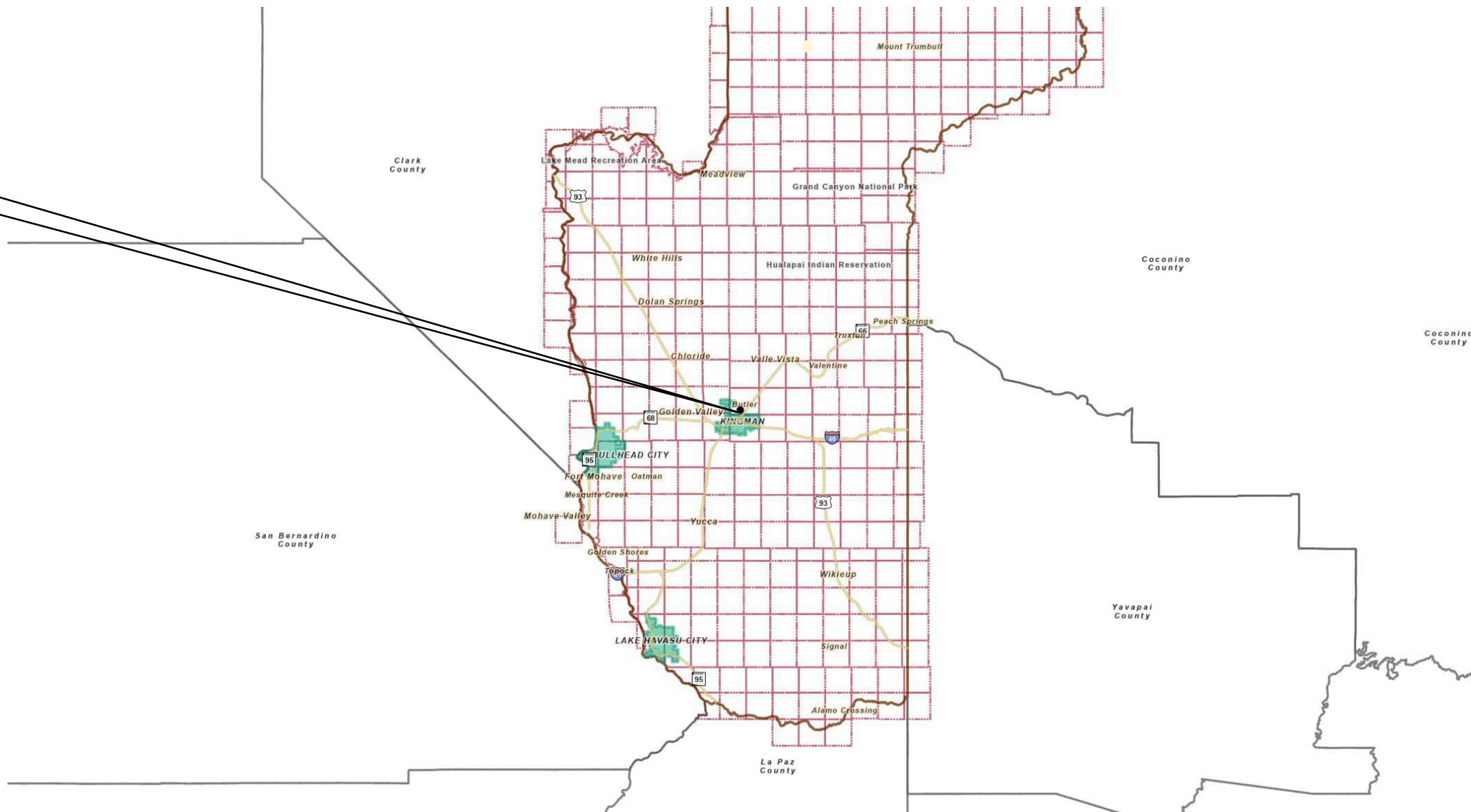
# REZONE 324-16-011

## GENERAL MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29  
T 22 N, R 16 W

Subject  
Property

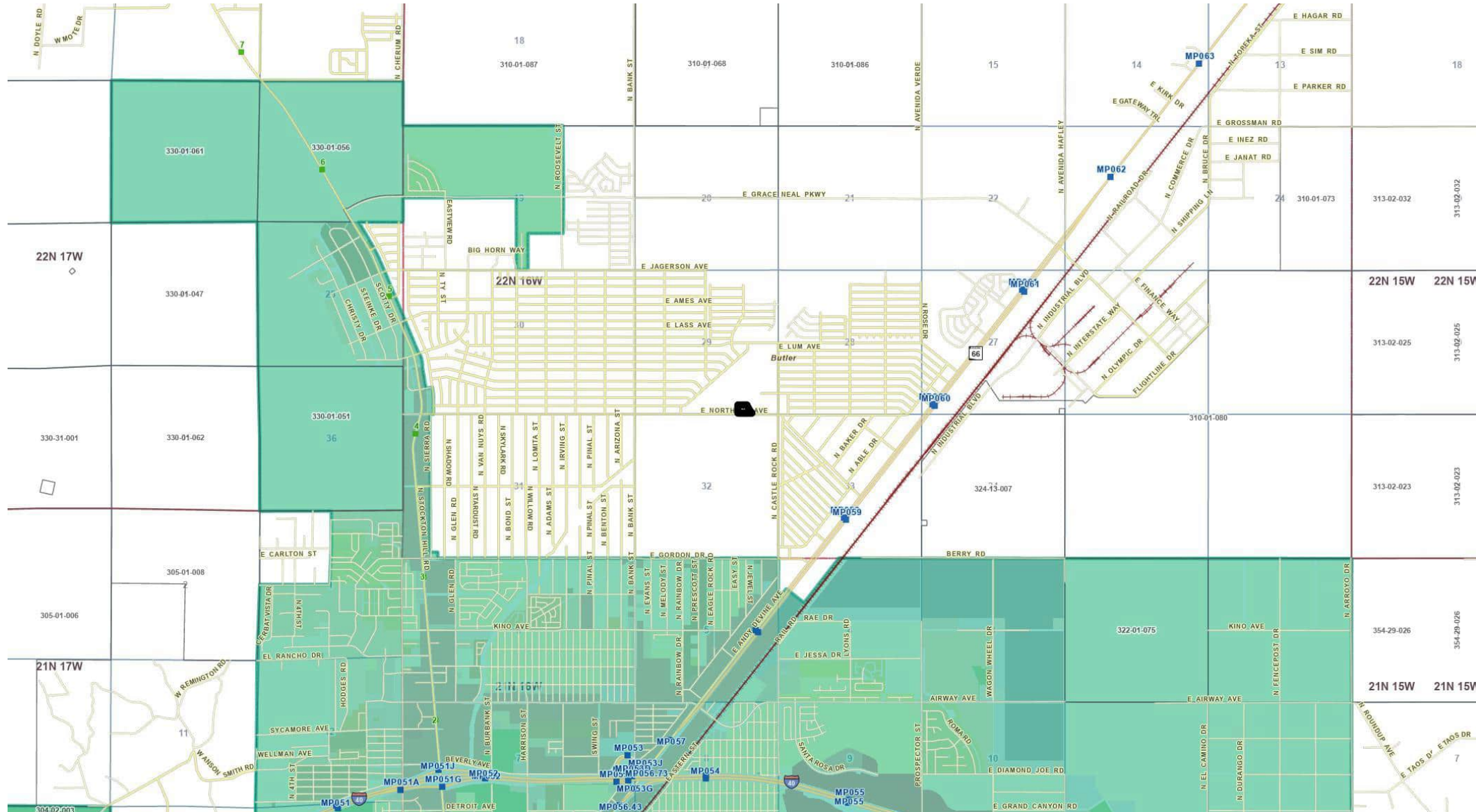


REZONE                    324-16-011

VICINITY MAP

Section 29  
T 22 N, R 16 W

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.





REZONE 324-16-011

SITE MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29  
T 22 N, R 16 W



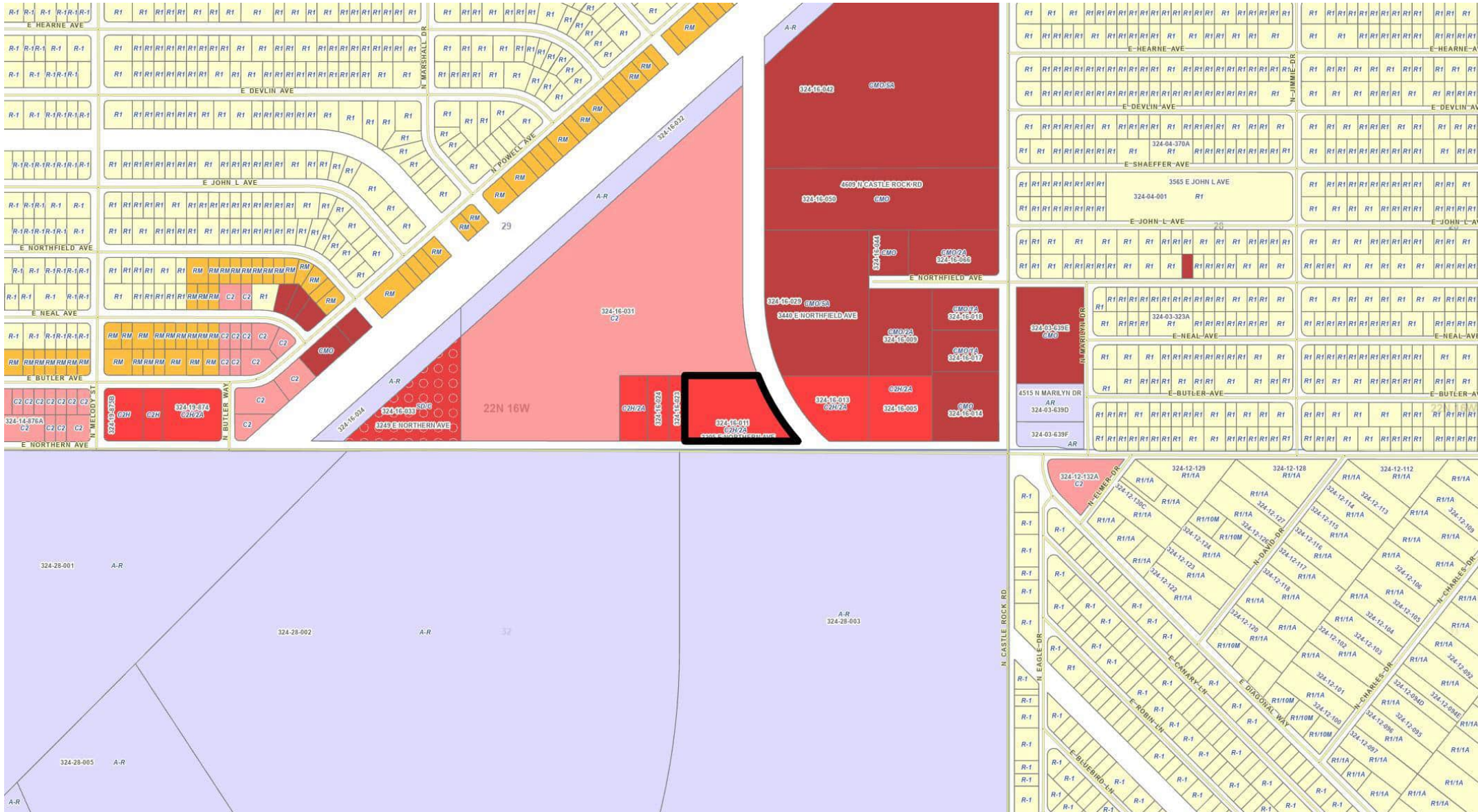
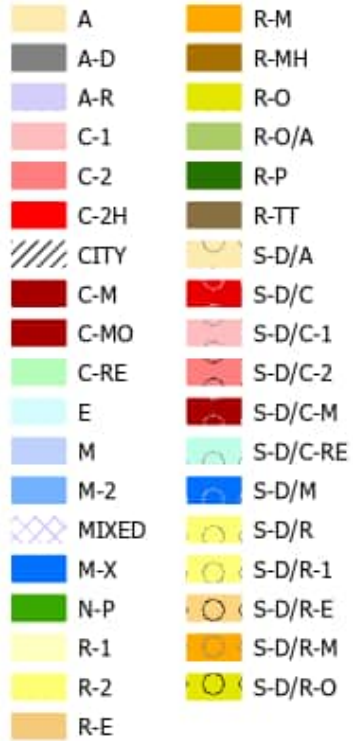


REZONE            324-16-011

ZONING MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29  
T 22 N, R 16 W













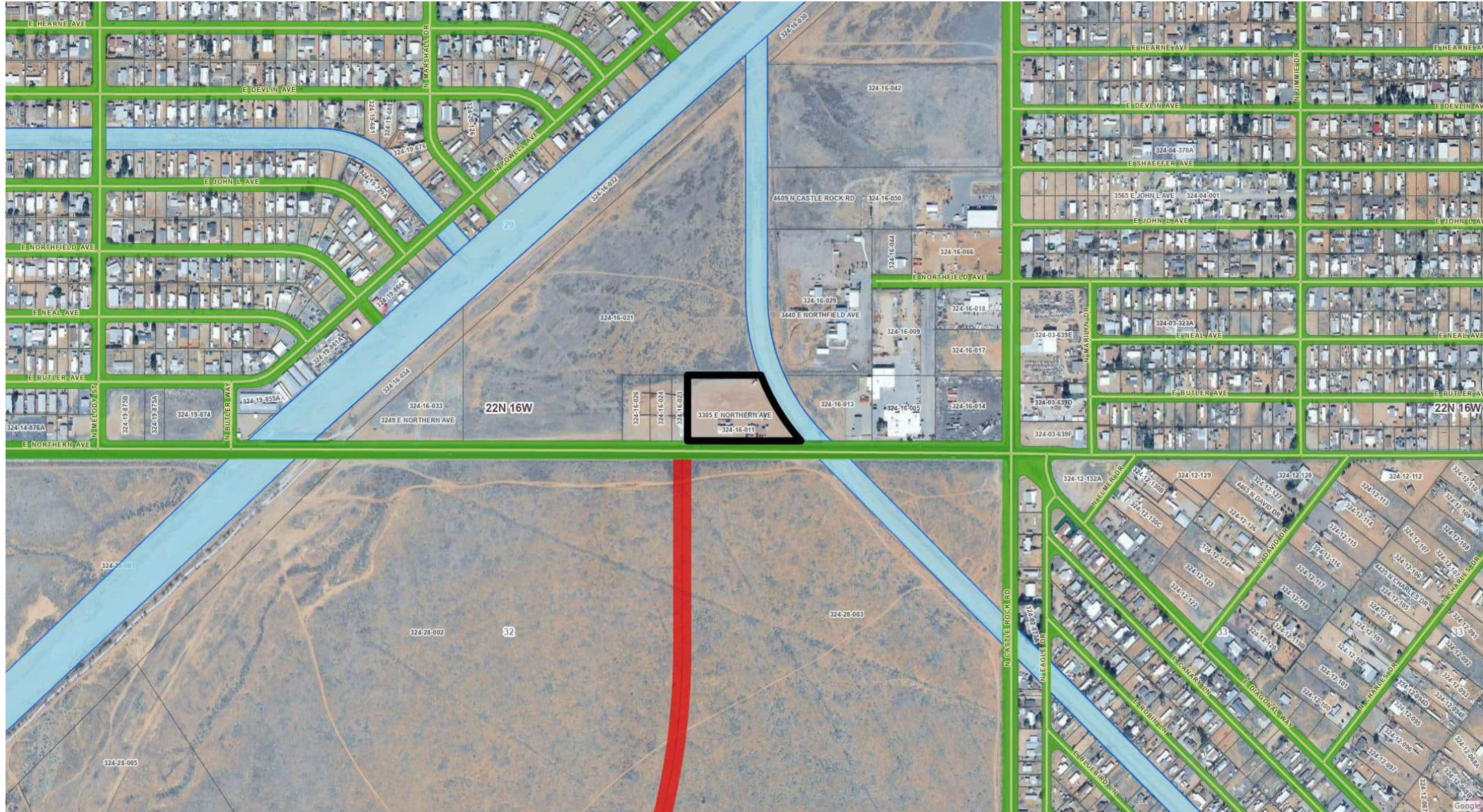
# REZONE 324-16-011

## RIGHT OF WAY MAP

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29  
T 22 N, R 16 W

-  Drainage
-  Utility
-  Public
-  Not Perfected
-  RS 2477
-  Further Research Req
-  Not Public
-  No R/W





# REZONE 324-16-011 REQUEST

REZONE of Assessor's Parcel No. 324-16-011 from a C-2H (Highway Commercial) zone to a C-MO (Commercial Manufacturing-Open Lot Storage) zone, to allow for open lot storage.

Section 29  
T 22 N, R 16 W





**SPEED LIMIT 35**

**ZONING NOTICE**

NOTICE IS HEREBY GIVEN that a hearing will be held by the Planning and Zoning Commission of Mohave County, Arizona, at the regular meeting room of the Commission, 700 W. Beale Street, Kingman, Arizona, on Wednesday, February 11, 2026, at 10:00 A.M.

**REZONING REQUEST:** A request for a REZONE of Tract's Parcel No. 328-18-00-000, located in the City of Kingman, Mohave County, Arizona, from its current zoning of R-1 (Single-Family Residential) to R-2 (Medium-Density Residential).

**FOR MORE INFORMATION, CONTACT THE MOHAVE COUNTY PLANNING & ZONING DEPARTMENT AT (930) 890-1234.**

**ZONING  
NOTICE**

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**Re: Petition**  
for a revision of a **REZONING** of **Trinity's Pasture** from **204-00-0000** to **204-00-0001** and **204-00-0002** to **204-00-0003** and **204-00-0004** to **204-00-0005** and **204-00-0006** to **204-00-0007** and **204-00-0008** to **204-00-0009** and **204-00-0010** to **204-00-0011** and **204-00-0012** to **204-00-0013** and **204-00-0014** to **204-00-0015** and **204-00-0016** to **204-00-0017** and **204-00-0018** to **204-00-0019** and **204-00-0020** to **204-00-0021** and **204-00-0022** to **204-00-0023** and **204-00-0024** to **204-00-0025** and **204-00-0026** to **204-00-0027** and **204-00-0028** to **204-00-0029** and **204-00-0030** to **204-00-0031** and **204-00-0032** to **204-00-0033** and **204-00-0034** to **204-00-0035** and **204-00-0036** to **204-00-0037** and **204-00-0038** to **204-00-0039** and **204-00-0040** to **204-00-0041** and **204-00-0042** to **204-00-0043** and **204-00-0044** to **204-00-0045** and **204-00-0046** to **204-00-0047** and **204-00-0048** to **204-00-0049** and **204-00-0050** to **204-00-0051** and **204-00-0052** to **204-00-0053** and **204-00-0054** to **204-00-0055** and **204-00-0056** to **204-00-0057** and **204-00-0058** to **204-00-0059** and **204-00-0060** to **204-00-0061** and **204-00-0062** to **204-00-0063** and **204-00-0064** to **204-00-0065** and **204-00-0066** to **204-00-0067** and **204-00-0068** to **204-00-0069** and **204-00-0070** to **204-00-0071** and **204-00-0072** to **204-00-0073** and **204-00-0074** to **204-00-0075** and **204-00-0076** to **204-00-0077** and **204-00-0078** to **204-00-0079** and **204-00-0080** to **204-00-0081** and **204-00-0082** to **204-00-0083** and **204-00-0084** to **204-00-0085** and **204-00-0086** to **204-00-0087** and **204-00-0088** to **204-00-0089** and **204-00-0090** to **204-00-0091** and **204-00-0092** to **204-00-0093** and **204-00-0094** to **204-00-0095** and **204-00-0096** to **204-00-0097** and **204-00-0098** to **204-00-0099** and **204-00-0100** to **204-00-0101** and **204-00-0102** to **204-00-0103** and **204-00-0104** to **204-00-0105** and **204-00-0106** to **204-00-0107** and **204-00-0108** to **204-00-0109** and **204-00-0110** to **204-00-0111** and **204-00-0112** to **204-00-0113** and **204-00-0114** to **204-00-0115** and **204-00-0116** to **204-00-0117** and **204-00-0118** to **204-00-0119** and **204-00-0120** to **204-00-0121** and **204-00-0122** to **204-00-0123** and **204-00-0124** to **204-00-0125** and **204-00-0126** to **204-00-0127** and **204-00-0128** to **204-00-0129** and **204-00-0130** to **204-00-0131** and **204-00-0132** to **204-00-0133** and **204-00-0134** to **204-00-0135** and **204-00-0136** to **204-00-0137** and **204-00-0138** to **204-00-0139** and **204-00-0140** to **204-00-0141** and **204-00-0142** to **204-00-0143** and **204-00-0144** to **204-00-0145** and **204-00-0146** to **204-00-0147** and **204-00-0148** to **204-00-0149** and **204-00-0150** to **204-00-0151** and **204-00-0152** to **204-00-0153** and **204-00-0154** to **204-00-0155** and **204-00-0156** to **204-00-0157** and **204-00-0158** to **204-00-0159** and **204-00-0160** to **204-00-0161** and **204-00-0162** to **204-00-0163** and **204-00-0164** to **204-00-0165** and **204-00-0166** to **204-00-0167** and **204-00-0168** to **204-00-0169** and **204-00-0170** to **204-00-0171** and **204-00-0172** to **204-00-0173** and **204-00-0174** to **204-00-0175** and **204-00-0176** to **204-00-0177** and **204-00-0178** to **204-00-0179** and **204-00-0180** to **204-00-0181** and **204-00-0182** to **204-00-0183** and **204-00-0184** to **204-00-0185** and **204-00-0186** to **204-00-0187** and **204-00-0188** to **204-00-0189** and **204-00-0190** to **204-00-0191** and **204-00-0192** to **204-00-0193** and **204-00-0194** to **204-00-0195** and **204-00-0196** to **204-00-0197** and **204-00-0198** to **204-00-0199** and **204-00-0200** to **204-00-0201** and **204-00-0202** to **204-00-0203** and **204-00-0204** to **204-00-0205** and **204-00-0206** to **204-00-0207** and **204-00-0208** to **204-00-0209** and **204-00-0210** to **204-00-0211** and **204-00-0212** to **204-00-0213** and **204-00-0214** to **204-00-0215** and **204-00-0216** to **204-00-0217** and **204-00-0218** to **204-00-**

[illegible][illegible]





**ZONING  
NOTICE**

ACCORDING TO THE ZONING MAP, THE PROPERTY IS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE. THE PROPOSED DEVELOPMENT IS NOT PERMITTED BY THE ZONING MAP. THE PROPERTY OWNER IS ADVISED THAT THE PROPOSED DEVELOPMENT IS IN VIOLATION OF THE ZONING MAP. THE PROPERTY OWNER IS ADVISED THAT THE PROPOSED DEVELOPMENT IS IN VIOLATION OF THE ZONING MAP. THE PROPERTY OWNER IS ADVISED THAT THE PROPOSED DEVELOPMENT IS IN VIOLATION OF THE ZONING MAP.

**WILSON'S**  
We MOVED to  
4555 Shafter Hill Rd





**\*\* ITEM 6 HAS BEEN POSTPONED TO MARCH 2026 MEETING DATE \*\***